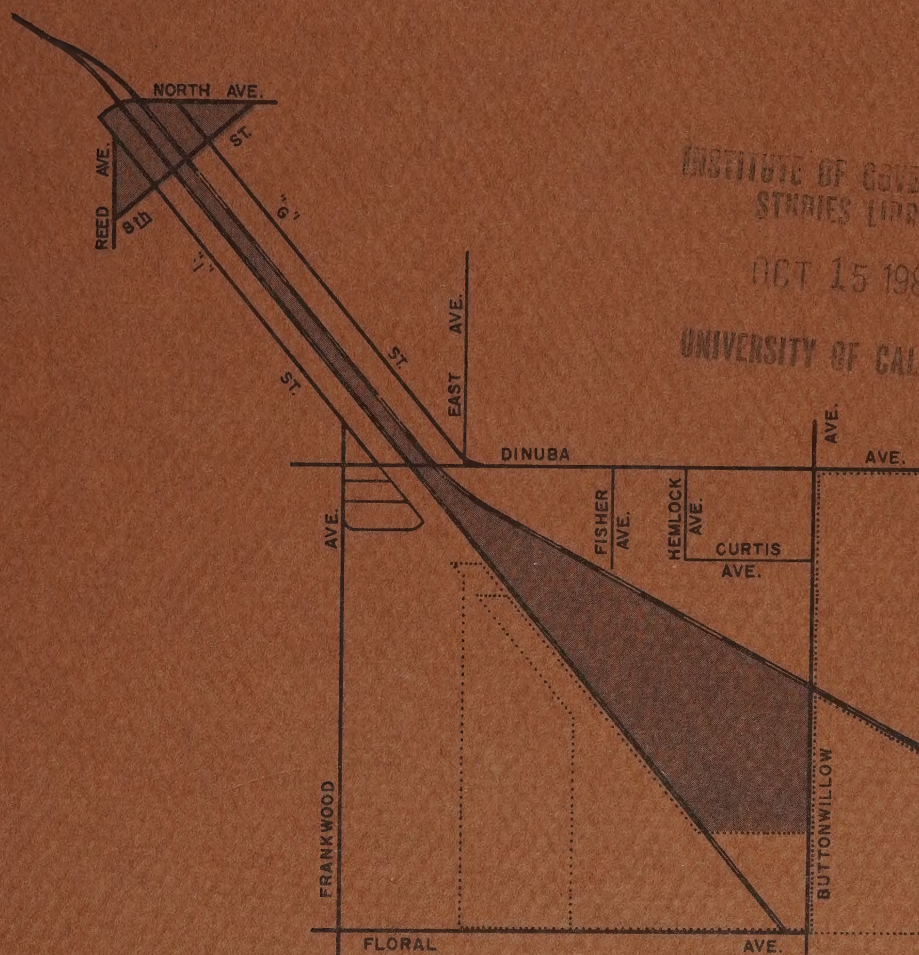


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10-18-84

INDUSTRIAL SITE INVENTORY



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INDUSTRIAL SITE INVENTORY

I. INTRODUCTION

This survey provides an overview of the location and number of parcels that are vacant and that may be used for industrial purposes within the City of Reedley and the Reedley sphere of influence.

The report has been prepared by the Industrial Site Committee as part of the Reedley Community Audit. Properties shown are not necessarily available but it is assumed that vacant land or land in agriculture that is planned or zoned for industrial use will ultimately be used for industrial purposes.

The parcels discussed in this inventory are within the City of Reedley sphere of influence and are shown for industrial development in the City and County general plans. Anyone interested in the details of the general plans for Fresno County or the City of Reedley may obtain such information from the Planning Departments of the respective agencies.

II. SUMMARY OF CONCLUSIONS

There are 33 parcels included within the industrial site inventory.

Of the total available parcels, there are 28 existing parcels 25 acres and under, 4 parcels 25 to 50 acres, and 1 parcel 50 to 100 acres. An industrial park is in the planning stages which may combine properties to provide for a wide variety of parcel sizes.

283.02 acres or 56.28% is designated for light industrial use, 164.02 acres or 62% designated for heavy industrial, and 55.83 acres or 11.10% designated for planned industrial for a total of 502.87 available industrial acreage.

III. PARCEL ANALYSIS

A. General Location

The general location of all available parcels is adjacent to the parallel railroad through the center of Reedley and in the southeast quadrant of the City south of Dinuba Avenue and east of East Avenue. There are four study areas within these boundaries (see location map).

B. Description of Study Area

- Area A - Consists of 9 parcels generally located within the townsite area between North Avenue and Dinuba Avenue and "I" Street and the alley west of "G" Street.
- Area B - Consists of 11 parcels generally located south of Dinuba, north of the Santa Fe railroad tracks and east of East Avenue.
- Area C - Consists of 7 parcels generally located between the Santa Fe and Southern Pacific railroad tracks and southeast of Dinuba Avenue.
- Area D - Consists of 6 parcels generally located southwest of the Southern Pacific railroad tracks and east of East Avenue extended and between Shoemaker Avenue extended and Floral Avenue extended.

IV. PARCEL DATA SHEETS

Individual data sheets are provided for each parcel and are tied to the Fresno County Assessor's mapping system. Each study area has a map index showing the location of each parcel with a number that corresponds to a parcel data sheet.

V. GENERAL PLAN POLICIES RELATIVE TO INDUSTRIAL DEVELOPMENT

A. Land Use Element - Adopted 1977

The General Plan map identifies two industrial land use classifications: Limited Industry and General Industry. The differentiation is intended to direct industrial development to sites where conflicts with other land uses are minimized.

B. Objectives

1. Expand and diversify the industrial economic base.
2. Maintain planned industrial areas free of non-industrial uses.
3. Provide for the timely development of planned industrial areas as determined by community needs and the availability of urban services.
4. Provide for transitional, low intensity uses within planned industrial areas adjacent to non-industrial areas.

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5. Maximize the compatibility of planned industrial areas with surrounding non-industrial uses.
6. Accommodate new industrial uses within planned industrial areas.

C. Policies

Limited Industry provides for non-intensive manufacturing and storage activities which do not have detrimental impacts on surrounding properties. The City encourages Limited Industrial development in areas where the use is compatible with the existing or planned use on the surrounding property.

General Industry provides for a full range of manufacturing, processing, and storage activities. Land designated for General Industry may be developed to a less intensive industrial use.

Community sewer and water services shall be required for industrial development.

Planned industrial uses which are located within the unincorporated area should be developed within the City in accordance with policies from the Urban Growth Management section concerning availability of urban services and County referral for annexation.

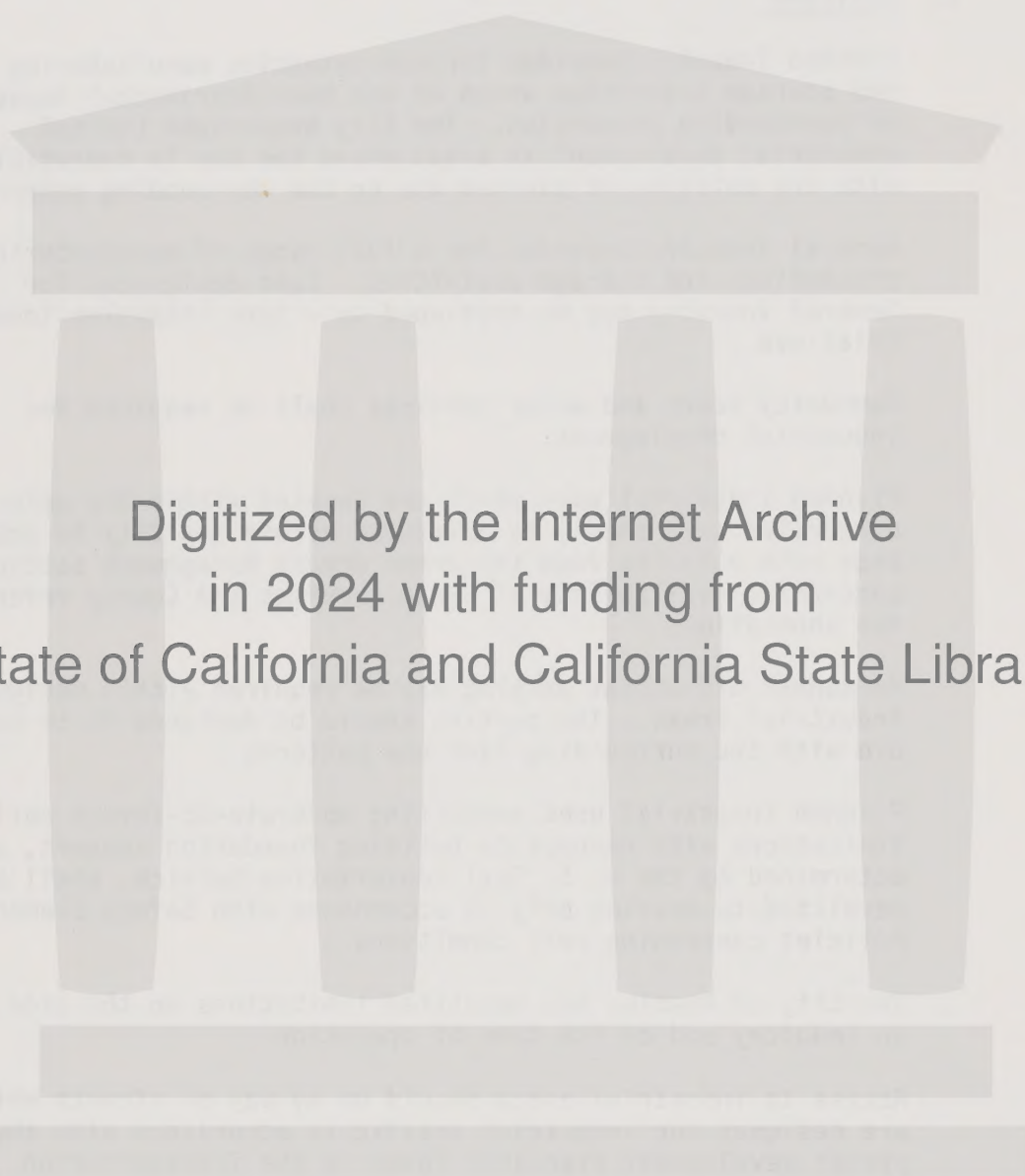
Permanent off-street parking may be required within designated industrial areas. The parking should be designed to be compatible with the surrounding land use patterns.

Planned industrial uses exhibiting moderate-to-severe soil limitations with respect to building foundation support, as determined by the U. S. Soil Conservation Service, shall be permitted to develop only in accordance with Safety Element Policies concerning soil conditions.

The City of Reedley may establish limitations on the size of an industry and on its time of operation.

Access to industrial areas should be by way of streets which are designed for industrial traffic in accordance with the street development standards found in the Transportation Element.

Planned industrial uses which are adjacent to planned non-industrial areas or to roads carrying significant non-industrial traffic should be designed to have landscaping and setbacks which are comparable to those required in the non-industrial area.



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The City should permit the development of only Limited Industry uses within planned industrial areas adjacent to planned non-industrial property.

New industrial uses should be encouraged to concentrate in the southeastern portion of the Planning Area where they are downwind from other less intensive uses.

New industrial uses which are proposed for development within the planned industrial area located between "G" and "I" Streets, in the central core of the community, should be carefully evaluated to ensure that they do not have a detrimental effect on the surrounding non-industrial land uses.

Industrial development should occur in an orderly manner as land is able to be provided with urban services. It should be phased as follows:

1. Immediate industrial development should occur in the southeastern portion of the community, in the area bounded by Dinuba Avenue, Buttonwillow Avenue, and the Santa Fe tracks and in the area between "G" and "I" Streets in the central core area, where urban services are generally available.
2. Second stage development should occur in the area south of Dinuba Avenue bounded by the Santa Fe and Southern Pacific tracks, and Buttonwillow Avenue.
3. Third stage development should occur in the Industrial Reserve areas to the east of Buttonwillow Avenue and southwest of the Southern Pacific tracks.
4. Planned unit developments may be permitted in planned industrial area subject to the provisions of the Planned Unit Development section.

D. Proposed Industrial Land Uses

Limited Industry is planned in three basic locations within the community: (a) along the Santa Fe and Southern Pacific railroad tracks within the central core area of the City; (b) at the southeast and northeast corners of Manning and Buttonwillow Avenues; and (c) in the southeastern portion of the community from Dinuba Avenue south generally to the Santa Fe tracks. In addition, two areas south of Dinuba Avenue are designated as Limited Industry Reserves.

The first thing I noticed when I stepped out of the plane was the fresh air. It felt like I had been in a bubble for the last few days. The sun was shining brightly, and the birds were singing. It was a beautiful sight.

The second thing I noticed was the smell of the flowers. They were in full bloom, and the fragrance was everywhere. It was a pleasant surprise, and it made me feel like I was in a different world.

The third thing I noticed was the sound of the water. It was flowing gently, and the sound was soothing. It was a beautiful sight, and it made me feel like I was in a different world.

The fourth thing I noticed was the taste of the food. It was delicious, and it was exactly what I needed. It was a beautiful sight, and it made me feel like I was in a different world.

The fifth thing I noticed was the touch of the sun. It was warm, and it was exactly what I needed. It was a beautiful sight, and it made me feel like I was in a different world.

The sixth thing I noticed was the sight of the mountains. They were majestic, and they were exactly what I needed. It was a beautiful sight, and it made me feel like I was in a different world.

The seventh thing I noticed was the feeling of the wind. It was fresh, and it was exactly what I needed. It was a beautiful sight, and it made me feel like I was in a different world.

The eighth thing I noticed was the sound of the birds. They were singing, and it was exactly what I needed. It was a beautiful sight, and it made me feel like I was in a different world.

Conclusion

The first thing I noticed when I stepped out of the plane was the fresh air. It felt like I had been in a bubble for the last few days. The sun was shining brightly, and the birds were singing. It was a beautiful sight.

General Industry is planned for the area south of Dinuba Avenue, generally between the two railroads. In addition, General Industry Reserves are shown in the area generally between the Southern Pacific and the "I" Street/Columbia Avenue alignment, and in the area east of Buttonwillow Avenue. The Plan seeks to minimize the possible adverse impact of General Industrial uses on nearby non-industrial areas by locating a band of Limited Industry generally on the periphery of the General Industry.

The planned industrial areas north of Dinuba Avenue are generally similar to the industrial pattern shown on the 1964 Plan and reflect the existing community zoning and/or land use patterns. While the planned industrial area south of Dinuba Avenue was also indicated for industry on the earlier Plan, a more extensive industrial pattern is shown on this Plan update.

Only a small portion of this designated industrial area in the southeastern section of the community has actually undergone industrial development, leaving an abundance and choice of potentially available sites. The amount of land set aside for industrial development exceeds the anticipated need within the planning period. Most of these sites are large, convenient to rail service, close to existing and planned highways, and can be provided with urban services during the course of the planning period. In addition, by clustering industrial uses in the southeastern section of the Planning Area, the operational efficiencies of firms may be maximized while industrial uses are encouraged to locate downwind from the remainder of the community.

E. Transportation Element - Adopted 1977

Access to property abutting an arterial or collector roadway will be subject to the following criteria:

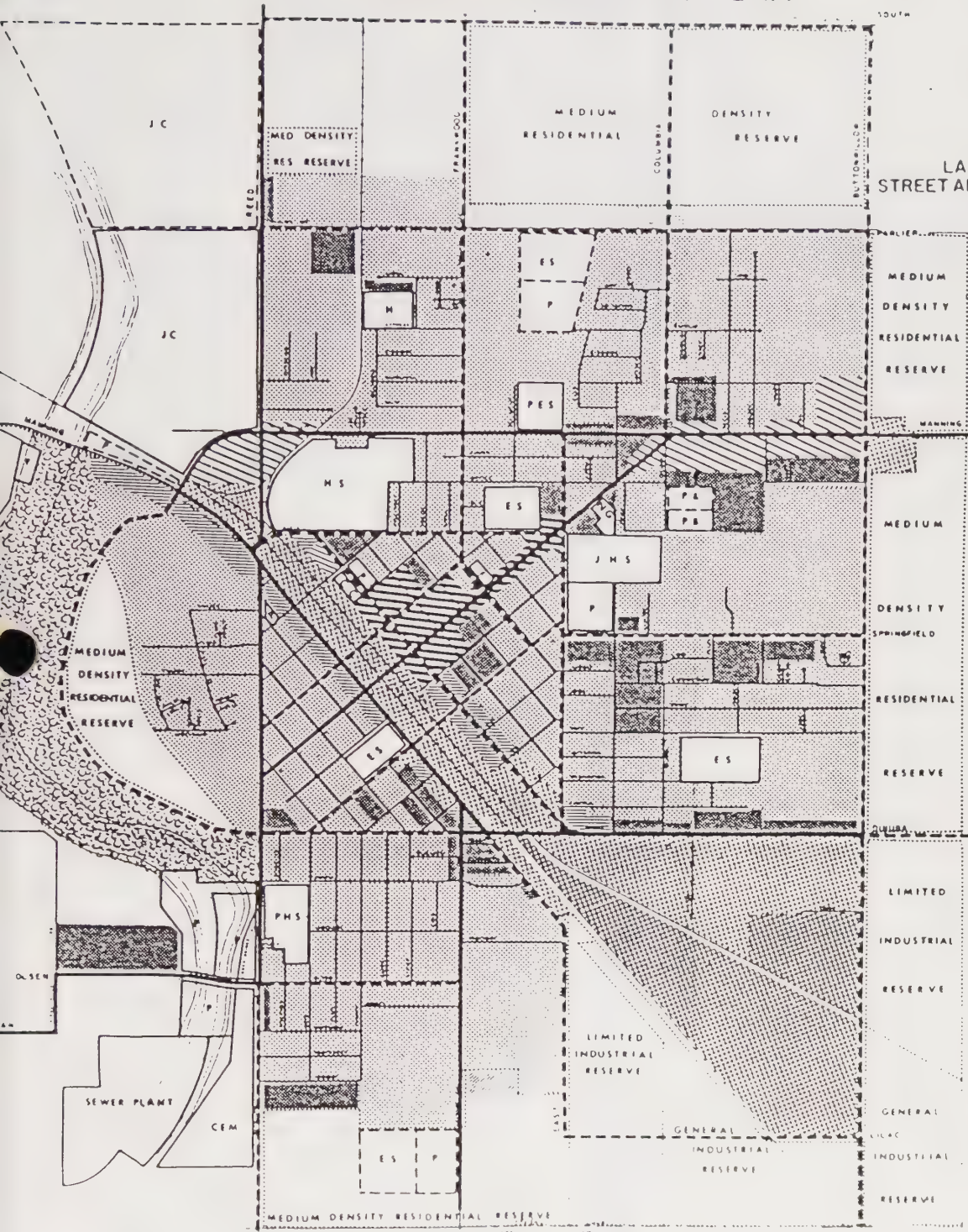
1. Direct access from an arterial or collector to a major traffic generator should be restricted through design requirements on new developments which provide for frontage roads, access to other roads, or limits on the number and location of direct access points. Major traffic generators may be defined as including, but not being limited to, large multiple-family residential developments, large commercial developments, industrial developments, educational institutions and medical centers.

VI. INDUSTRIAL PARK

The City of Reedley City Council has budgeted to conduct a Specific Area Plan for a 100-acre industrial park located between the Atchison Topeka and Santa Fe railroad and the Southern Pacific railroad and fronting on Buttonwillow Avenue. Annexation has been initiated on this property. This is the property included in Study Area C and a portion of B.

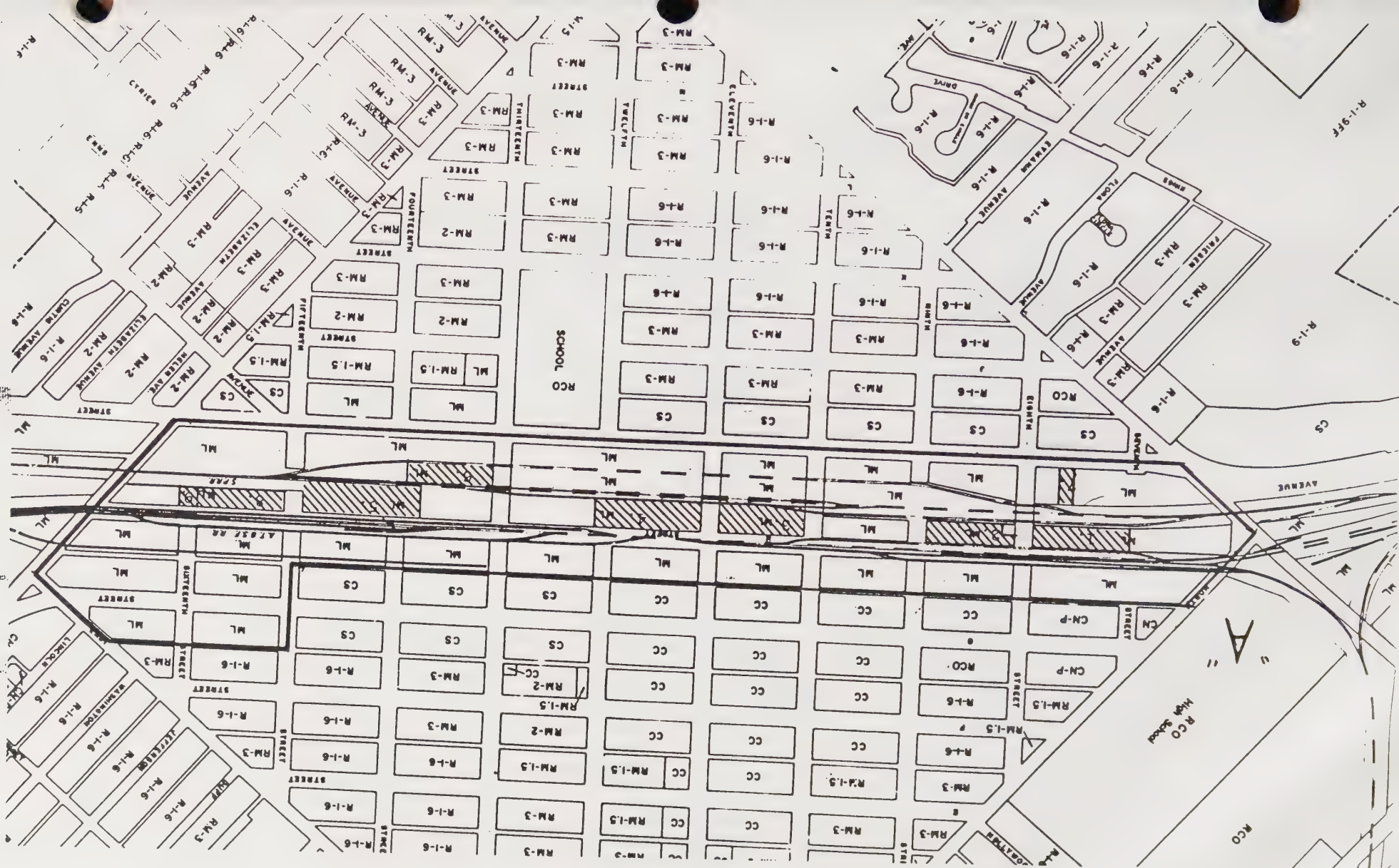
REEDLEY GENERAL PLAN

LAND USE ELEMENT AND STREET AND HIGHWAY CIRCULATION PLAN



- AGRICULTURE
- OPEN SPACE
- RESIDENTIAL
 - LOW DENSITY
 - MEDIUM DENSITY
 - HIGH DENSITY
- COMMERCIAL
 - CENTRAL
 - SERVICE
 - COMMUNITY
 - NEIGHBORHOOD
 - OFFICE
- INDUSTRIAL
 - LIMITED
 - GENERAL
- PUBLIC FACILITIES
 - PUBLIC SCHOOLS
 - PRIVATE SCHOOLS
 - COMMUNITY COLLEGE
 - PARK
 - NATIONAL GUARD
 - PARKS HONORING BASIN
 - HOSPITAL
 - CEMETERY
 - CIVIC CENTER
 - FIRE STATION
- RESERVE (INTERMEDIATE AG)
- CIRCULATION
 - MAJOR ARTERIAL
 - ARTERIAL
 - COLLECTOR





INVENTORY OF INDUSTRIAL PARCELS
A-1

APN: 368-010-57
LOCALE: Between R/R at 8th St.
ACRES: 1.35
COMPILED: 4/4/84

		INVENTORY DATA
PARCEL LAND USE	Assessed Value	\$126,096
	Parcel Location	On 8th St. between R/R
	Existing Use of Parcel	Vacant
	Present Zoning Designation	M-L - light industrial
	Present Zoning Jurisdiction	City of Reedley
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	N/A
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	10 inches
	Distance to Existing Line	Adjacent
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	8 inches
	Distance to Existing Line	125 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
	Telephone	
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Spur
	Rail Company	Southern Pacific & Santa Fe
	Adjacent Road Classification	Local
	Nearest Major Intersection	Reed & "I" Street
	Distance to Intersection	.09 miles
	Nearest Major Highway	Manning Avenue
	Distance to Highway	.30 miles
OTHER INFORMATION	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Hideki Otani P. O. Box 790 Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

A-2

APN: 368-010-34
 LOCALE: 8th St. between R/R
 ACRES: 2.0+
 COMPILED: 4/4/84

		INVENTORY DATA
PARCEL LAND INFORMATION	Assessed Value	\$25,470
	Parcel Location	8th St. between R/R
	Existing Use of Parcel	Vacant/building on 8th St.
	Present Zoning Designation	M-L - light industrial
	Present Zoning Jurisdiction	City of Reedley
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	N/A
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	10 inches
	Distance to Existing Line	Adjacent
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	8 inches
	Distance to Existing Line	150 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service Electrical Service Telephone	Consult local utilities
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Spur
	Rail Company	Southern Pacific & Santa Fe
	Adjacent Road Classification	Local
	Nearest Major Intersection	Reed & "I" Street
	Distance to Intersection	.10 miles
	Nearest Major Highway	Manning Avenue
OTHER INFORMATION	Distance to Highway	.31 miles
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Growers Supply C/O Western Farms Inc. 10th & "G" Street Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS
A-3

APN: 368-380-09
 LOCALE: Between R/R & 10th&11t
 ACRES: .74
 COMPILED: 4/4/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	\$234,820
	Parcel Location	Between R/R & 10th and 11th
	Existing Use of Parcel	Vacant
	Present Zoning Designation	M-L - light industrial
	Present Zoning Jurisdiction	City of Reedley
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	N/A
	Land Conservation Contract	No
		Limited industrial
PLANNED LAND USE	Planned Land Use	
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	8 inches
	Distance to Existing Line	Adjacent
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	6 inches
	Distance to Existing Line	Adjacent
	Storm Drain	City of Reedley
	Master Plan Adopted	No
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
	Telephone	
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Spur
	Rail Company	Southern Pacific & Santa Fe
	Adjacent Road Classification	Arterial and collector
	Nearest Major Intersection	11th & "I" Street
	Distance to Intersection	.14 miles
	Nearest Major Highway	Manning Avenue
OTHER INFORMATION	Distance to Highway	.68 miles
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Citizens Lumber P. O. Box 112 Reedley, CA 93654

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INVENTORY OF INDUSTRIAL PARCELS

A-4

APN: 368-380-11U
 LOCALE: Between R/R & 11th-12th
 ACRES: 3.02
 COMPILED: 4/4/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	--
	Parcel Location	Between R/R & 11th and 12th St.
	Existing Use of Parcel	Vacant/auto sales on 11th St. frontage
	Present Zoning Designation	M-L - light industrial
	Present Zoning Jurisdiction	City of Reedley
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	N/A
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	12 inches
	Distance to Existing Line	Adjacent
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	8 inches
	Distance to Existing Line	Adjacent
	Storm Drain	City of Reedley
	Master Plan Adopted	No
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
	Telephone	
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Spur
	Rail Company	Southern Pacific & Santa Fe
	Adjacent Road Classification	Arterial
	Nearest Major Intersection	11th & "I" Street
	Distance to Intersection	.14 miles
	Nearest Major Highway	Manning Avenue
	Distance to Highway	.68 miles
OTHER INFORMATION	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Jim Horstman Southern Pacific Land Co. 5110 E. Clinton Way Fresno, CA (209) 251-0377

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INVENTORY OF INDUSTRIAL PARCELS
A-5

APN: 368-370-36U
LOCALE: Between R/R & 14th-15th
ACRES: 2.9
COMPILED: 4/5/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	--
	Parcel Location	Between R/R & 14th and 15th St.
	Existing Use of Parcel	Vacant
	Present Zoning Designation	M-L - light industrial
	Present Zoning Jurisdiction	City of Reedley
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within 1/2 Mile of City Limits	N/A
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	10 inches
	Distance to Existing Line	Adjacent
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	10 inches
	Distance to Existing Line	300 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
	Telephone	
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Spur
	Rail Company	Southern Pacific & Santa Fe
	Adjacent Road Classification	Collector
	Nearest Major Intersection	13th & "I" Street
	Distance to Intersection	.10 miles
	Nearest Major Highway	Manning Avenue
	Distance to Highway	.95 miles
OTHER INFORMATION	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Jim Horstman Southern Pacific Land Co. 5110 E. Clinton Way Fresno, CA (209) 251-0377

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INVENTORY OF INDUSTRIAL PARCELS
A-6

APN: 368-370-36U
LOCALE: 13th St.
ACRES: .94
COMPILED: 4/5/84

		INVENTORY DATA
PARCEL LAND INFORMATION	Assessed Value	--
	Parcel Location	13th St. & Southern Pacific R/R
	Existing Use of Parcel	Vacant
	Present Zoning Designation	M-L - light industrial
	Present Zoning Jurisdiction	City of Reedley
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	N/A
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	6 inches
	Distance to Existing Line	450 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	8 inches
	Distance to Existing Line	Adjacent
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
TRANSPORTATION	Electrical Service	Consult local utilities
	Telephone	
	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Spur
	Rail Company	Southern Pacific
	Adjacent Road Classification	Collector
	Nearest Major Intersection	13th & "I" Street
	Distance to Intersection	.10 miles
OTHER INFORMATION	Nearest Major Highway	Manning Avenue
	Distance to Highway	.94 miles
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Jim Horstman Southern Pacific Land Co. 5110 E. Clinton Way Fresno, CA (209) 251-0377

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INVENTORY OF INDUSTRIAL PARCELS

A-7

APN: 368-094-06S
 LOCALE: 7th & "I" St.
 ACRES: .27
 COMPILED: 4/5/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	\$48,480
	Parcel Location	"I" St. between 7th and 8th St.
	Existing Use of Parcel	Vacant
	Present Zoning Designation	M-L - light industrial
	Present Zoning Jurisdiction	City of Reedley
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	N/A
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	10 inches
	Distance to Existing Line	200 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	8 inches
	Distance to Existing Line	Adjacent
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
TRANSPORTATION	Electrical Service	Consult local utilities
	Telephone	
	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Spur
	Rail Company	Southern Pacific
	Adjacent Road Classification	Local
	Nearest Major Intersection	8th & "I" Street
	Distance to Intersection	.04 miles
OTHER INFORMATION	Nearest Major Highway	Manning Avenue
	Distance to Highway	.47 miles
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Wes Isaac
		17852 E. Huntsman Avenue
		Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

A-8

 APN: 368-370-23U
 LOCALE: Between R/R N. of Dinuba Ave.
 ACRES: .92
 COMPILED: 4/5/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	--
	Parcel Location	North of Dinuba Ave. between R/R
	Existing Use of Parcel	Vacant
	Present Zoning Designation	M-L - light industrial
	Present Zoning Jurisdiction	City of Reedley
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within $\frac{1}{2}$ Mile of City Limits	N/A
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	10 inches
	Distance to Existing Line	Adjacent
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	6 inches
	Distance to Existing Line	Adjacent
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service Electrical Service Telephone	Consult local utilities
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Main
	Rail Company	Santa Fe
	Adjacent Road Classification	Arterial
	Nearest Major Intersection	Dinuba & Frankwood
	Distance to Intersection	.15 miles
	Nearest Major Highway	Manning Avenue
OTHER INFORMATION	Distance to Highway	1.21 miles
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Jim Horstman Southern Pacific Land Co. 5110 E. Clinton Way Fresno, CA (209) 251-0377

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

A-9

APN: 368-370-04U

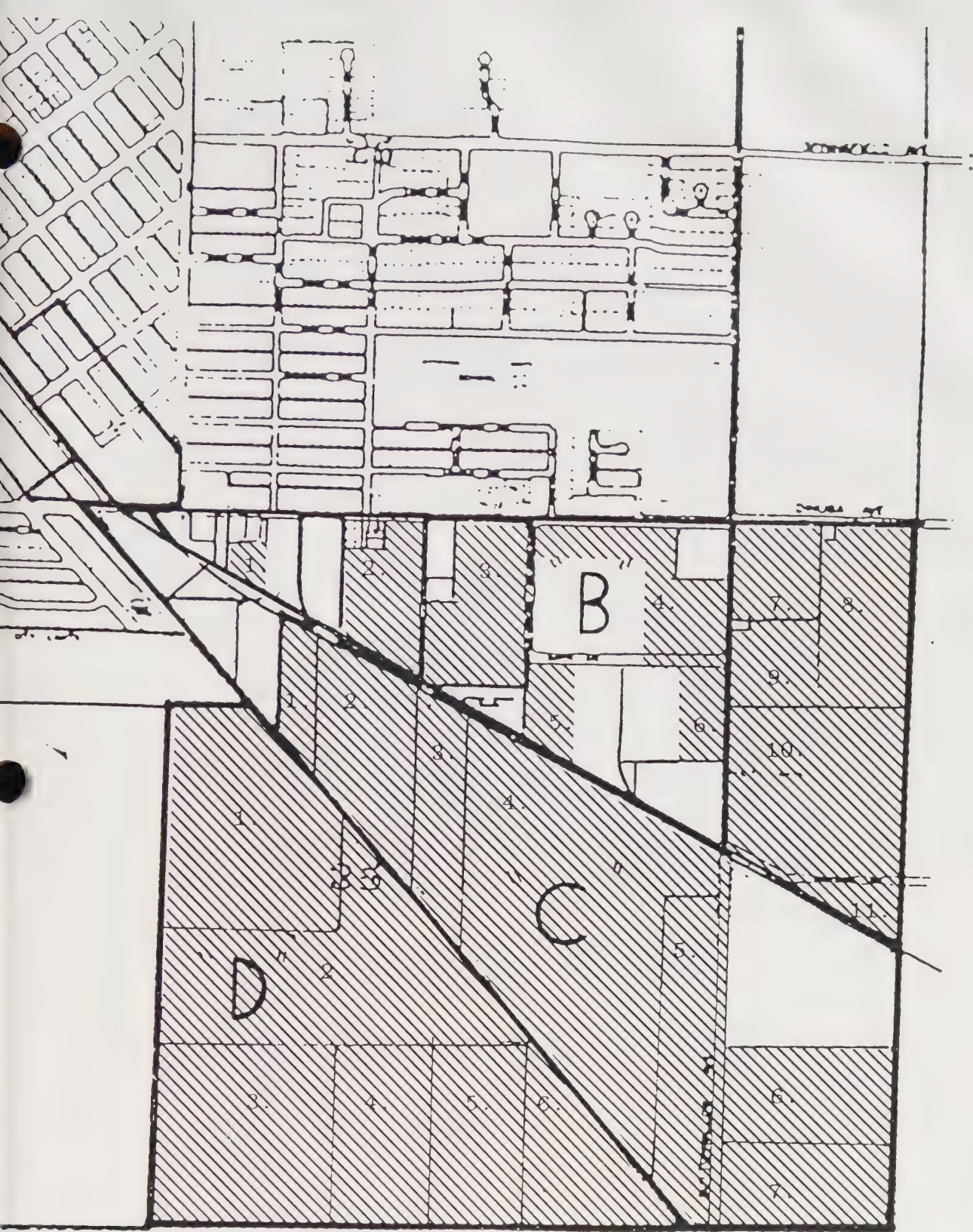
LOCALE: Between R/R N. of Dinuba
Ave.

ACRES: .18

COMPILED: 4/5/84

		INVENTORY DATA
PARCEL LAND USE	Assessed Value	--
	Parcel Location	North of Dinuba between R/R
	Existing Use of Parcel	Vacant
	Present Zoning Designation	M-L - light industrial
	Present Zoning Jurisdiction	City of Reedley
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	N/A
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	10 inches
	Distance to Existing Line	450 feet
	Sewer Connection Charge	\$5.00 per front feet
	Water Service	City of Reedley/WW fees
	Available Line Size	6 inches
	Distance to Existing Line	Adjacent
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
TRANSPORTATION	Electrical Service	Consult local utilities.
	Telephone	
	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Main
	Rail Company	Santa Fe
	Adjacent Road Classification	Arterial
	Nearest Major Intersection	Frankwood & "I" Street
	Distance to Intersection	.14 miles
OTHER INFORMATION	Nearest Major Highway	Manning Avenue
	Distance to Highway	1.20 miles
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Jim Horstman Southern Pacific Land Co. 5110 E. Clinton Way Fresno, CA (209) 251-0377

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.



INVENTORY OF INDUSTRIAL PARCELS
B-1

APN: 370-250-06
LOCALE: Between Dinuba Ave. & R/R
ACRES: 1.19
COMPILED: 3/21/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	\$26,670
	Parcel Location	Between Dinuba Ave. & R.R. Adj. to Gerawan Packing House
	Existing Use of Parcel	Parking and storage
	Present Zoning Designation	M-L - light industrial
	Present Zoning Jurisdiction	City of Reedley
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within 1/2 Mile of City Limits	N/A
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	18 inches
	Distance to Existing Line	Adjacent
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	2 inches
	Distance to Existing Line	Adjacent
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
	Telephone	
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Spur
	Rail Company	Santa Fe
	Adjacent Road Classification	Arterial
	Nearest Major Intersection	Dinuba & "G" Street
	Distance to Intersection	1/8 mile
	Nearest Major Highway	Manning Avenue
OTHER INFORMATION	Distance to Highway	1 mile
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Ray Gerawan P. O. Box 447 Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS
B-2

APN: 370-070-47
 LOCALE: Dinuba & Fisher Avenue
 ACRES: 14.12
 COMPILED: 3/20/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	\$67,229
	Parcel Location	Dinuba and Fisher Avenues
	Existing Use of Parcel	Agriculture
	Present Zoning Designation	MP - planned industrial
	Present Zoning Jurisdiction	City of Reedley
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	N/A
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	15 inches
	Distance to Existing Line	Adjacent
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	12 inches
	Distance to Existing Line	Adjacent
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
	Telephone	
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Main
	Rail Company	Santa Fe
	Adjacent Road Classification	Arterial
	Nearest Major Intersection	Dinuba & Buttonwillow
	Distance to Intersection	1/4 mile
	Nearest Major Highway	Manning Avenue
OTHER INFORMATION	Distance to Highway	1 mile
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Hideki Otani & Edward Otani 955 "I" Street Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

B-3

APN: 370-070-51
 LOCALE: Dinuba Avenue
 ACRES: 16.32
 COMPILED: 3/20/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	\$87,019
	Parcel Location	Dinuba Avenue
	Existing Use of Parcel	Agriculture & 2 residences
	Present Zoning Designation	MP - planned industrial
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	Fresno County
	Planning Area	Fresno County
	Within ½ Mile of City Limits	N/A
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	15 inches
	Distance to Existing Line	Adjacent
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	12 inches
	Distance to Existing Line	Adjacent
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
	Telephone	
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Main
	Rail Company	Santa Fe
	Adjacent Road Classification	Arterial
	Nearest Major Intersection	Dinuba & Buttonwillow
	Distance to Intersection	1/4 mile
	Nearest Major Highway	Manning Avenue
OTHER INFORMATION	Distance to Highway	1 mile
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Irene Moritz 19609 E. Dinuba Avenue Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

B-4

APN: 370-070-68

LOCALE: Industrial Park

ACRES: 17.55

COMPILED: 3/20/84

		INVENTORY DATA
PARCEL LAND INFORMATION	Assessed Value	\$223,021
	Parcel Location	Industrial Park
	Existing Use of Parcel	Vacant
	Present Zoning Designation	MP - Planned industrial
	Present Zoning Jurisdiction	City of Reedley
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within $\frac{1}{2}$ Mile of City Limits	N/A
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	15 inches to 10 inches
	Distance to Existing Line	Adjacent
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	12 inches
	Distance to Existing Line	Adjacent
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
TRANSPORTATION	Telephone	
	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Spur
	Rail Company	Santa Fe
	Adjacent Road Classification	Arterial
	Nearest Major Intersection	Dinuba & Buttonwillow
	Distance to Intersection	300 feet
	Nearest Major Highway	Manning Avenue
OTHER INFORMATION	Distance to Highway	1 mile
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Gerawan Co. Inc. P. O. Box 392 Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

B-5

APN: 370-070-73
 LOCALE: Industrial Park
 ACRES: 3.44
 COMPILED: 3/20/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	\$31,965
	Parcel Location	Industrial Park
	Existing Use of Parcel	Vacant
	Present Zoning Designation	MP - planned industrial
	Present Zoning Jurisdiction	City of Reedley
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within $\frac{1}{2}$ Mile of City Limits	N/A
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	Planned manufacturing
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	8 inches
	Distance to Existing Line	Adjacent
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	12 inches
	Distance to Existing Line	Adjacent
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
	Telephone	
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Main
	Rail Company	Santa Fe
	Adjacent Road Classification	Arterial
	Nearest Major Intersection	Dinuba & Buttonwillow
	Distance to Intersection	2,500 feet
	Nearest Major Highway	Manning Avenue
OTHER INFORMATION	Distance to Highway	1 mile
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Southland Produce Co. P. O. Box 21037 Los Angeles, CA 90021

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

B-6

APN: 370-070-77
 LOCALE: Industrial Park
 ACRES: 4.40
 COMPILED: 3/20/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	
	Parcel Location	Industrial Park
	Existing Use of Parcel	Vacant
	Present Zoning Designation	MP - planned industrial
	Present Zoning Jurisdiction	City of Reedley
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	N/A
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	8 inches
	Distance to Existing Line	Adjacent
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	12 inches
	Distance to Existing Line	Adjacent
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
	Telephone	
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	500 feet
	Rail Type	Main
	Rail Company	Santa Fe
	Adjacent Road Classification	Collector
	Nearest Major Intersection	Dinuba & Buttonwillow
	Distance to Intersection	1,100 feet
	Nearest Major Highway	Manning Avenue
OTHER INFORMATION	Distance to Highway	1 1/8 mile
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
	Objectionable Easements On Site	None
	Name and Address of Present Owners	Fred Hameetman C/O Sidney H. Hamburg 2029 Century Park East Los Angeles, CA 90067

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

B-7

APN: 370-240-30

LOCALE: East of Industrial Park

ACRES: 9.47

COMPILED: 3/20/84

		INVENTORY DATA
PARCEL LAND USE	Assessed Value	\$102,328
	Parcel Location	East of Industrial Park corner Dinuba & Buttonwillow
	Existing Use of Parcel	Agricultural & 1 residence
	Present Zoning Designation	Prezoned - urban reserve
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	Yes
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	8 inches
	Distance to Existing Line	500 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	12 inches
	Distance to Existing Line	500 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
	Telephone	
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	1,800 feet
	Rail Type	Main
	Rail Company	Santa Fe
	Adjacent Road Classification	Collector
	Nearest Major Intersection	Adjacent - Dinuba & Buttonwillow
	Distance to Intersection	Adjacent
	Nearest Major Highway	Manning Avenue
OTHER INFORMATION	Distance to Highway	1 mile
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District Midvalley Fire District Kings River Cons. District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Wayne Entz 10060 S. Buttonwillow Avenue Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

B-8

APN: 370-240-20
 LOCALE: East of Industrial Park
 ACRES: 19.00
 COMPILED: 3/20/84

		INVENTORY DATA
PARCEL LAND INFORMATION	Assessed Value	\$71,932
	Parcel Location	Dinuba Avenue
	Existing Use of Parcel	Agriculture
	Present Zoning Designation	Prezoned - urban reserve
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	Yes
	Land Conservation Contract	
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	8 inches
	Distance to Existing Line	1,100 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	12 inches
	Distance to Existing Line	1,100 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
TRANSPORTATION	Electrical Service	Consult local utilities
	Telephone	
	Rail Availability	Yes
	Distance to Nearest Rail	1,300 feet
	Rail Type	Main
	Rail Company	Santa Fe
	Adjacent Road Classification	Collector
	Nearest Major Intersection	Dinuba & Buttonwillow
	Distance to Intersection	700 feet
OTHER INFORMATION	Nearest Major Highway	Manning Avenue
	Distance to Highway	1 mile
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
		Midvalley Fire District
		Kings River Cons. District
	Objectionable Easements On Site	None
	Name and Address of Present Owners	J. W. Enns 20137 E. Dinuba Avenue Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

B-9

APN: 370-240-29

LOCALE: East of Industrial Park

ACRES: 9.91

COMPILED: 3/20/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	\$24,866
	Parcel Location	East of Industrial Park on
		Buttonwillow Avenue
	Existing Use of Parcel	Agriculture
	Present Zoning Designation	Prezoned - urban reserve
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within 1/2 Mile of City Limits	Yes
PLANNED LAND USE	Land Conservation Contract	
	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	8 inches
	Distance to Existing Line	60 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	12 inches
	Distance to Existing Line	450 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
TRANSPORTATION	Telephone	
	Rail Availability	Yes
	Distance to Nearest Rail	1,300 feet
	Rail Type	Main
	Rail Company	Santa Fe
	Adjacent Road Classification	Collector
	Nearest Major Intersection	Dinuba & Buttonwillow
	Distance to Intersection	700 feet
OTHER INFORMATION	Nearest Major Highway	Manning Avenue
	Distance to Highway	1 1/8 mile
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
		Midvalley Fire District
		Kings River Cons. District
	Objectionable Easements On Site	None
	Name and Address of Present Owners	Betty A. Boshers Bliss
		5065 Cocoa Palm Way
		Fair Oaks, CA 95628

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

B-10

APN: 370-240-28

LOCALE: East of Industrial Park

ACRES: 36.88

COMPILED: 3/20/84

		INVENTORY DATA
PARCEL LAND USE	Assessed Value	\$96,683
	Parcel Location	East of Industrial Park on Buttonwillow Avenue
	Existing Use of Parcel	Agriculture & labor camp
	Present Zoning Designation	Prezoned - urban reserve
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within 1/2 Mile of City Limits	Yes
	Land Conservation Contract	#2767
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	8 inches
	Distance to Existing Line	800 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	12 inches
	Distance to Existing Line	400 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
TRANSPORTATION	Telephone	
	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Main
	Rail Company	Santa Fe
	Adjacent Road Classification	Collector
	Nearest Major Intersection	Dinuba & Buttonwillow
	Distance to Intersection	1,500 feet
OTHER INFORMATION	Nearest Major Highway	Manning Avenue
	Distance to Highway	1 1/4 mile
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District Midvalley Fire District Kings River Cons. District
	Objectionable Easements On Site	None
	Name and Address of Present Owners	Yoneko Minami P. O. Box 788 Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS
B-11

APN: 370-020-10
LOCALE: S/E of Industrial Park
ACRES: 4.76
COMPILED: 3/20/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	\$120,000
	Parcel Location	S/E of Industrial Park on Huntsman & R.R.
	Existing Use of Parcel	Agriculture & 1 residence
	Present Zoning Designation	Prezoned - urban reserve
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within 1/2 Mile of City Limits	Yes
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	8 inches
	Distance to Existing Line	2,300 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	12 inches
	Distance to Existing Line	1,900 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
TRANSPORTATION	Electrical Service	Consult local utilities
	Telephone	
	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Main
	Rail Company	Santa Fe
	Adjacent Road Classification	Local
	Nearest Major Intersection	Dinuba & Buttonwillow
	Distance to Intersection	2,900 feet
OTHER INFORMATION	Nearest Major Highway	Manning Avenue
	Distance to Highway	1 1/2 miles
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District Midvalley Fire District Kings River Cons. District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Peacock Agri-Serve Inc. P. O. Box 486 Dinuba, CA 93618

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS
C-1

APN: 370-070-31
 LOCALE: Between R/R tracks
 ACRES: 6.99
 COMPILED: 4/4/84

		INVENTORY DATA
PARCEL LAND USE	Assessed Value	\$24,377
	Parcel Location	Between R/R tracks
	Existing Use of Parcel	Agriculture
	Present Zoning Designation	Prezoned MH - heavy industrial
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	Yes
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	General industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	18 inches
	Distance to Existing Line	350 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	8 inches
	Distance to Existing Line	Adjacent
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
	Telephone	
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Main
	Rail Company	Southern Pacific & Santa Fe
	Adjacent Road Classification	None
	Nearest Major Intersection	Dinuba & Frankwood
	Distance to Intersection	.50 mile
	Nearest Major Highway	Manning Avenue
OTHER INFORMATION	Distance to Highway	1.20 miles
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District Midvalley Fire District Kings River Cons. District
	Objectionable Easements On Site	
	Name and Address of Present Owners	Fresno County Development Co. P. O. Box 1469 Fresno, CA 93716

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

C-2

APN: 370-020-03
 LOCALE: Between R/R tracks
 ACRES: 20.88
 COMPILED: 4/4/84

	INVENTORY DATA	
PARCEL INFORMATION	Assessed Value	\$72,940
	Parcel Location	Between R/R tracks
	Existing Use of Parcel	Agriculture
	Present Zoning Designation	Prezoned MH - heavy industrial
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	Yes
	Land Conservation Contract	No
	PLANNED LAND USE	Planned Land Use
Site Preparation prior to Const.		None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	18 inches
	Distance to Existing Line	675 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	8 inches
	Distance to Existing Line	Adjacent
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
	Telephone	
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Main
	Rail Company	Southern Pacific & Santa Fe
	Adjacent Road Classification	None
	Nearest Major Intersection	Dinuba & Frankwood
	Distance to Intersection	.58 mile
	Nearest Major Highway	Manning Avenue
	Distance to Highway	1.28 miles
OTHER INFORMATION	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District Midvalley Fire District Kings River Cons. District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Ernest Nikkel 1177 S. Church Avenue Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

C-3

APN: 370-020-04
 LOCALE: Between R/R tracks
 ACRES: 13.04
 COMPILED: 4/4/84

		INVENTORY DATA
PARCEL LAND USE	Assessed Value	\$30,716
	Parcel Location	Between R/R tracks
	Existing Use of Parcel	Agriculture
	Present Zoning Designation	Prezoned MH - heavy industrial
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	Yes
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	General industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	18 inches
	Distance to Existing Line	1,500 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	8 inches
	Distance to Existing Line	850 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
	Telephone	
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Main
	Rail Company	Southern Pacific & Santa Fe
	Adjacent Road Classification	None
	Nearest Major Intersection	Dinuba & Frankwood
	Distance to Intersection	.75 mile
	Nearest Major Highway	Manning Avenue
OTHER INFORMATION	Distance to Highway	1.50 mile
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
		Midvalley Fire District
		Kings River Cons. District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Irene Moritz 19609 E. Dinuba Avenue Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

C-4

APN: 370-020-05

LOCALE: Between R/R tracks

ACRES: 61.95

COMPILED: 4/4/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	\$217,499
	Parcel Location	Between R/R tracks - some frontage on Buttonwillow
	Existing Use of Parcel	Agriculture
	Present Zoning Designation	Prezoned MH - heavy industrial
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	Yes
	Land Conservation Contract	#2764
PLANNED LAND USE	Planned Land Use	General industrial
	Site Preparation prior to Const.	No
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	8 inches
	Distance to Existing Line	800 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	12 inches
	Distance to Existing Line	650 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
TRANSPORTATION	Electrical Service	Consult local utilities
	Telephone	
	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Main
	Rail Company	Southern Pacific & Santa Fe
	Adjacent Road Classification	Collector
	Nearest Major Intersection	Dinuba & Buttonwillow
	Distance to Intersection	.47 mile
OTHER INFORMATION	Nearest Major Highway	Manning Avenue
	Distance to Highway	1.17 mile
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
		Midvalley Fire District
		Kings River Cons. District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Peacock Farms Inc.
		P. O. Box 728
		Dinuba, CA 93618

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

C-5

APN: 370-020-08
 LOCALE: Buttonwillow S. of
 ACRES: 24.55 Huntsman
 COMPILED: 4/4/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	\$45,374
	Parcel Location	Buttonwillow south of Huntsman
	Existing Use of Parcel	Agriculture
	Present Zoning Designation	Prezoned MH - heavy industrial
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	Yes
	Land Conservation Contract	#2765
PLANNED LAND USE	Planned Land Use	General industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	8 inches
	Distance to Existing Line	2,100 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	12 inches
	Distance to Existing Line	1,800 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
TRANSPORTATION	Electrical Service	Consult local utilities
	Telephone	
	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Main
	Rail Company	Southern Pacific
	Adjacent Road Classification	Collector
	Nearest Major Intersection	Dinuba & Buttonwillow
	Distance to Intersection	.54 miles
OTHER INFORMATION	Nearest Major Highway	Manning Avenue
	Distance to Highway	1.24 miles
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District Midvalley Fire District Kings River Cons. District
	Objectionable Easements On Site	
	Name and Address of Present Owners	Scott Peacock 39507 Road 80 Dinuba, CA 93618

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

C-6

APN: 370-020-21

LOCALE: Buttonwillow s. of Huntsman

ACRES: 19.00

COMPILED: 4/4/84

		INVENTORY DATA
PARCEL LAND USE	Assessed Value	\$91,891
	Parcel Location	Buttonwillow south of Huntsman
	Existing Use of Parcel	Agriculture & 1 residence
	Present Zoning Designation	Prezoned MH - heavy industrial
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	Yes
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	General industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	8 inches
	Distance to Existing Line	3,200 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	12 inches
	Distance to Existing Line	2,900 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
TRANSPORTATION	Electrical Service	Consult local utilities
	Telephone	
	Rail Availability	Yes
	Distance to Nearest Rail	800 feet
	Rail Type	Main
	Rail Company	Southern Pacific
	Adjacent Road Classification	Collector
	Nearest Major Intersection	Dinuba & Buttonwillow
	Distance to Intersection	.74 feet
OTHER INFORMATION	Nearest Major Highway	Manning Avenue
	Distance to Highway	1.43 miles
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
		Midvalley Fire District
		Kings River Cons. District
	Objectionable Easements On Site	No
OTHER INFORMATION	Name and Address of Present Owners	Jake Warkentin 10258 E. Floral Avenue Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

C-7

APN: 370-020-44

LOCALE: Buttonwillow N. of

ACRES: 17.61 Floral

COMPILED: 4/4/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	\$78,190
	Parcel Location	Buttonwillow north of Floral
	Existing Use of Parcel	Agriculture & 1 residence
	Present Zoning Designation	Prezoned MH - heavy industrial
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	Yes
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	General industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	8 inches
	Distance to Existing Line	3,850 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	12 inches
	Distance to Existing Line	3,550 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
	Telephone	
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	250 feet
	Rail Type	Main
	Rail Company	Southern Pacific
	Adjacent Road Classification	Collector
	Nearest Major Intersection	Dinuba & Buttonwillow
	Distance to Intersection	.86 mile
	Nearest Major Highway	Manning Avenue
OTHER INFORMATION	Distance to Highway	1.56 miles
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District Midvalley Fire District Kings River Cons. District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Robert De Bates 20184 E. Floral Avenue Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

D-1

APN: 370-020-02

LOCALE: East & Shoemake

ACRES: 44.47

COMPILED: 4/4/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	\$157,900
	Parcel Location	Extension of East & Shoemake
	Existing Use of Parcel	Agriculture & 1 residence
	Present Zoning Designation	Prezoned - urban reserve
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within 1/2 Mile of City Limits	Yes
	Land Conservation Contract	No
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	Adjacent
	Distance to Existing Line	18 inches
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	6 inches
	Distance to Existing Line	600 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
	Telephone	
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Main
	Rail Company	Southern Pacific
	Adjacent Road Classification	Collector proposed on G.P.
	Nearest Major Intersection	Dinuba & Frankwood
	Distance to Intersection	3/4 mile
	Nearest Major Highway	Manning Avenue
OTHER INFORMATION	Distance to Highway	1 1/4 mile
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
		Midvalley Fire District
		Kings River Cons. District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Hiromi Shimizu 10442 S. East Avenue Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

D-2

APN: 370-020-26

LOCALE: East Ave. S. of Shoemal

ACRES: 46.58

COMPILED: 4/4/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	\$90,979
	Parcel Location	Extension of East Avenue south of Shoemake
	Existing Use of Parcel	Agriculture & 1 residence
	Present Zoning Designation	Prezoned - urban reserve
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within 1/2 Mile of City Limits	Yes
	Land Conservation Contract	#5432
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	18 inches
	Distance to Existing Line	1,800 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	6 inches
	Distance to Existing Line	2,200 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service Electrical Service Telephone	Consult local utilities
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Main
	Rail Company	Southern Pacific
	Adjacent Road Classification	Local
	Nearest Major Intersection	Dinuba & Frankwood
	Distance to Intersection	3/4 mile
	Nearest Major Highway	Manning Avenue
OTHER INFORMATION	Distance to Highway	1 1/2 mile
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District Midvalley Fire District Kings River Cons. District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Fred Nishida 10632 S. East Avenue Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

D-3

APN: 370-020-25
 LOCALE: East & Lilac
 ACRES: 40.00
 COMPILED: 4/4/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	\$129,739
	Parcel Location	Extension of East & Lilac
	Existing Use of Parcel	Agriculture
	Present Zoning Designation	Prezoned - urban reserve
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within ½ Mile of City Limits	Yes
	Land Conservation Contract	
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	18 inches
	Distance to Existing Line	2,500 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	6 inches
	Distance to Existing Line	3,000 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
	Telephone	
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	1,000 feet
	Rail Type	Main
	Rail Company	Southern Pacific
	Adjacent Road Classification	Local
	Nearest Major Intersection	Dinuba & Frankwood
	Distance to Intersection	1 mile
	Nearest Major Highway	Manning Avenue
OTHER INFORMATION	Distance to Highway	2 miles
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District Midvalley Fire District Kings River Cons. District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Hiromi Shimizu 10442 S. East Avenue Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

D-4

APN: 370-020-24
 LOCALE: Lilac E. of East Ave.
 ACRES: 21.31
 COMPILED: 4/4/84

		INVENTORY DATA
PARCEL INFORMATION	Assessed Value	\$98,755
	Parcel Location	Lilac east of extension of East Avenue
	Existing Use of Parcel	Agriculture
	Present Zoning Designation	Prezoned - urban reserve
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within 1/2 Mile of City Limits	Yes
PLANNED LAND USE	Land Conservation Contract	
	Planned Land Use	Limited industrial
UTILITIES	Site Preparation prior to Const.	None
	Sewer Service	City of Reedley
	Available Line Size	18 inches
	Distance to Existing Line	5,100 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	6 inches
	Distance to Existing Line	5,600 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
TRANSPORTATION	Electrical Service	Consult local utilities
	Telephone	
	Rail Availability	Yes
	Distance to Nearest Rail	500 feet
	Rail Type	Main
	Rail Company	Southern Pacific
	Adjacent Road Classification	Local
	Nearest Major Intersection	Dinuba & Frankwood
OTHER INFORMATION	Distance to Intersection	1 1/8 mile
	Nearest Major Highway	Manning Avenue
	Distance to Highway	2 1/8 mile
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District Midvalley Fire District Kings River Cons. District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Jack W. Brandt 19555 E. Lilac Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

D-5

APN: 370-020-23

LOCALE: Lilac east of East Ave

ACRES: 20.12

COMPILED: 4/4/84

		INVENTORY DATA
PARCEL LAND INFORMATION	Assessed Value	\$64,388
	Parcel Location	Lilac east of extension of East Avenue
	Existing Use of Parcel	Agriculture
	Present Zoning Designation	Prezoned - urban reserve
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within 1/2 Mile of City Limits	Yes
	Land Conservation Contract	
PLANNED LAND USE	Planned Land Use	Limited industrial
	Site Preparation prior to Const.	None
UTILITIES	Sewer Service	City of Reedley
	Available Line Size	18 inches
	Distance to Existing Line	5,800 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	6 inches
	Distance to Existing Line	6,300 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
	Electrical Service	Consult local utilities
	Telephone	
TRANSPORTATION	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Main
	Rail Company	Southern Pacific
	Adjacent Road Classification	Local
	Nearest Major Intersection	Dinuba & Frankwood
	Distance to Intersection	1 1/4 mile
	Nearest Major Highway	Manning Avenue
	Distance to Highway	2 1/4 mile
OTHER INFORMATION	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District Midvalley Fire District Kings River Cons. District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Alvin Boldt 6266 Avenue 430 Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

INVENTORY OF INDUSTRIAL PARCELS

D-6

APN: 370-020-22
 LOCALE: Lilac east of East Ave
 ACRES: 17.00
 COMPILED: 4/4/84

		INVENTORY DATA
PARCEL LAND USE	Assessed Value	\$50,505
	Parcel Location	Lilac east of extension of East Avenue
	Existing Use of Parcel	Agriculture
	Present Zoning Designation	Prezoned - urban reserve
	Present Zoning Jurisdiction	Fresno County
	Sphere of Influence	City of Reedley
	Planning Area	City of Reedley
	Within 1/2 Mile of City Limits	Yes
PLANNED LAND USE	Land Conservation Contract	
	Planned Land Use	Limited industrial
UTILITIES	Site Preparation prior to Const.	None
	Sewer Service	City of Reedley
	Available Line Size	18 inches
	Distance to Existing Line	6,500 feet
	Sewer Connection Charge	\$5.00 per front foot
	Water Service	City of Reedley/WW fees
	Available Line Size	6 inches
	Distance to Existing Line	7,000 feet
	Storm Drain	City of Reedley
	Master Plan Adopted	Yes
	Charges	\$995 per acre
	Natural Gas Service	
TRANSPORTATION	Electrical Service	Consult local utilities
	Telephone	
	Rail Availability	Yes
	Distance to Nearest Rail	Adjacent
	Rail Type	Main
	Rail Company	Southern Pacific
	Adjacent Road Classification	Local
	Nearest Major Intersection	Dinuba & Frankwood
	Distance to Intersection	1 3/8 mile
OTHER INFORMATION	Nearest Major Highway	Manning Avenue
	Distance to Highway	2 3/8 mile
	Total Tax Rate	
	Tax Area	
	Other Districts	Alta Irrigation District
		Midvalley Fire District
		Kings River Cons. District
	Objectionable Easements On Site	No
	Name and Address of Present Owners	Alvin Boldt
		6266 Avenue 430
		Reedley, CA 93654

NOTE: This is a sample of information available on each parcel included in the Industrial Survey. The information can be readily updated on any of the parcels in a short period of time.

GENERAL INFORMATION	DEPARTMENT OF THE ARMY	DEPARTMENT OF THE ARMY
1. Name of the organization 2. Address 3. City 4. State 5. Zip 6. Telephone 7. Fax 8. E-mail 9. Website 10. Other	1. Name of the organization 2. Address 3. City 4. State 5. Zip 6. Telephone 7. Fax 8. E-mail 9. Website 10. Other	1. Name of the organization 2. Address 3. City 4. State 5. Zip 6. Telephone 7. Fax 8. E-mail 9. Website 10. Other
1. Name of the organization 2. Address 3. City 4. State 5. Zip 6. Telephone 7. Fax 8. E-mail 9. Website 10. Other	1. Name of the organization 2. Address 3. City 4. State 5. Zip 6. Telephone 7. Fax 8. E-mail 9. Website 10. Other	1. Name of the organization 2. Address 3. City 4. State 5. Zip 6. Telephone 7. Fax 8. E-mail 9. Website 10. Other

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